STATE OF COLORADO	}
	} ss
COUNTY OF ELBERT	}

588356 B: 797 P: 82 RES 08/29/2019 08:58:13 AM Page: 1 of 2 R 0.00 D Dallas Schroeder Recorder, Elbert County, Co

At a regular meeting of the Board of County Commissioners for Elbert County, State of Colorado, held at the Courthouse in Kiowa on Wednesday, the 28th day of August, 2019, there were present:

Christopher Richardson

Chair

Grant Thayer

Vice Chair

Rick Pettitt

Commissioner

Amanda Moore

Deputy Clerk to the Board

When the following proceedings, among others were had and done, to wit:

## APPROVE RESOLUTION 19-45

PD-16-0027 PEACEFUL VALLEY SCOUT RANCH PLANNED UNIT DEVELOPMENT. A REZONE FROM AGRICULTURE (A), RESIDENTIAL AGRICULTURE (RA), AND XX DESIGNATION TO PLANNED UNIT DEVELOPMENT (PUD) ON A 3,344-ACRE OWNERSHIP AREA LOCATED AT 22799 N. ELBERT ROAD, ELBERT.

WHEREAS, the applicant, Don Paul with Land Planning & Design, has submitted an application (Case No. PD-16-0027) requesting approval of a rezone from Agriculture (A), Residential Agriculture (RA), and XX designation to Planned Unit Development (PUD) on a 3,344-acre ownership area located at 22799 N. Elbert Road, Elbert; and

WHEREAS, the subject property is located in Sections 2, 3, 10, 11, 12, 13, 14, 15, 22, 23, & 24, Township 10 South, Range 64W, 6th Principal Meridian in Elbert County; and

**WHEREAS**, the subject property is currently zoned Agriculture (A), Residential Agriculture (RA), and XX designation; and

WHEREAS, the subject property is addressed at 22799 N. Elbert Road, Elbert; and

**WHEREAS**, on August 6, 2019, the Planning Commission held a public hearing on the application. At the hearing there were presentations by Staff and the applicant, and public comment was solicited. On a vote of 6-0 the Planning Commission is forwarding their recommendation to approve with conditions 1-3 to the Board of County Commissioners for their consideration; and

**WHEREAS**, the Community and Development Services Department and the Planning Commission made the following Findings related to the application:

1. The proposal is in general conformance with the Elbert County Comprehensive Plan; and

- 2. The proposal meets all the criteria for approval in the Elbert County Zoning Regulations; and
- 3. The Elbert County Subdivision Regulations are not applicable to this project; and
- 4. The proposal is compatible with existing and allowable land uses in the surrounding area; and
- 5. The proposal will not result in significant impact to the health, safety, and welfare of the residents and landowners of the surrounding area.

**WHEREAS**, the Board of County Commissioners, having found that this hearing was properly noticed, and having reviewed the recommendations of the Planning Commission, and having reviewed the documentation of the applicant, and having listened to all public comment, and being fully advised in the premise.

**BE IT THEREFORE RESOLVED**, the Board of County Commissioners does hereby approve **PD-16-0027 PEACEFUL VALLEY SCOUT RANCH PLANNED UNIT DEVELOPMENT** with conditions of approval to include:

- 1. The applicant will be required to remove the Public Hearing sign within seven (7) days of a decision by the Board of County Commissioners.
- 2. The Rezone shall not become effective until all fees are paid, conditions of approval are met, and the Rezone Exhibit is recorded.
- 3. Recordation of all appropriate documentation to occur within 180 days of Board of County Commissioners' approval.
- 4. The applicant will enter into a Master Road Use Agreement (MRUA) prior to recordation of the Rezone Exhibit.

Upon a motion duly made and seconded, the foregoing resolution was adopted by the following vote:

CHRISTOPHER RICHARDSON

GRANT THAYER

RICK PETTITT

> 588356 B: 797 P: 82 RES 08/29/2019 08:58:13 AM Page: 2 of 2 R 0.00 D Dallas Schroeder Recorder, Elbert County, Co